

UNOFFICIAL COPY



Doc#: 0703940150 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/08/2007 03:35 PM Pg: 1 of 3

SPECIAL WARRANTY DEED REO CASE No: C069945

This Deed is from **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Broad Street Development, LLC**. ("Grantee").

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **Cook**, State of Illinois, described as follows (the "Premises"):

11944 S. Harvard, Chicago, IL 60628

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

See, 12 U.S.C. 1723a (c) (2).

12
FIRST AMERICAN TITLE
ORDER # 1532698

CITY OF CHICAGO

CITY TAX



FEB.-6.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009732

REAL ESTATE
TRANSFER TAX

0051000

FP 102812

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January 22, 2007



FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: [Signature]
Sheryl Martin
Vice President

Attest: [Signature]
Diane E. Sanders
Assistant Secretary

STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 22nd Day of January, 2007 by Sheryl Martin, Vice President, and Diane E. Sanders, Assistant Secretary, of Fannie Mae a/k/a Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

[Signature]
Notary Public



Mail Recorded Deed and
Future Tax Bills to:

Broad Street Development, LLC.
11944 S. Harvard
Chicago, IL 60628

This document was prepared by:

Fisher and Shapiro, LLC

Dallas County Clerk's Office

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LEGAL DESCRIPTION

THE SOUTH 2 FEET OF LOT 18 AND ALL OF LOT 19 AND THE NORTH 1/4 OF LOT 20 IN BLOCK 4 IN WEST PULLMAN, A SUBDIVISION IN THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-28-200-030-0000

Property of Cook County Clerk's Office